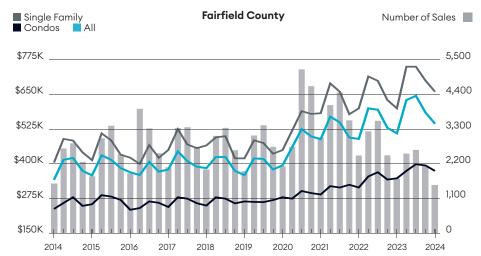
# Elliman Report Q1-2024 Fairfield County, CT Sales

# Single Family & Condo

#### Dashboard

YEAR-OVER-YEAR

- + 6.9% Prices Median Sales Price
- = 0.0 mos Pace Months of Supply
- 11.4% Sales Closed Sales
- 14.0% Inventory Total Inventory
- + 9 days Marketing Time Days on Market
- 1.5% Negotiability Listing Discount
- All price trend indicators collectively increased annually for the fourth time
- Listing inventory declined sharply from the year-ago quarter for the fourth time
- Sales fell year over year for the eleventh time, restrained by the chronic lack of listing inventory



Fairfield County Matrix	Q1-2024	%∆ (qtr)	Q4-2023	% $\Delta$ (yr)	Q1-2023
Average Sales Price	\$915,665	-0.9%	\$923,844	12.9%	\$811,167
Average Price Per Sq Ft	\$422	-0.5%	\$424	8.8%	\$388
Median Sales Price	\$545,000	-6.8%	\$585,000	6.9%	\$510,000
Number of Sales (Closed)	1,530	-28.2%	2,132	-11.4%	1,727
Days on Market (From Last List Date)	65	44.4%	45	16.1%	56
Listing Discount (From Last List Price)	-0.9%		-1.0%		0.6%
Listing Inventory	906	1.2%	895	-14.0%	1,053
Months of Supply	1.8	38.5%	1.3	0.0%	1.8
Year-to-Date	Q1-2024	$\Delta$ (QTR)	Q4-2023	$\Delta$ (yr)	Q1-2023
Average Sales Price (YTD)	\$915,665	N/A	N/A	12.9%	\$811,167
Average Price per Sq Ft (YTD)	\$422	N/A	N/A	8.8%	\$388
Median Sales Price (YTD)	\$545,000	N/A	N/A	6.9%	\$510,000
Number of Sales (YTD)	1,530	N/A	N/A	-11.4%	1,727

#### Prices moved higher as listing inventory remained near record lows.

All three price trend indicators rose annually for the fourth consecutive quarter, remaining sharply above pre-pandemic levels. The median sales price increased 6.9% year over year to \$545,000. The average sales price jumped 12.9% annually to \$915,665, while the average price per square foot rose 8.8% yearly to \$422. The chronic lack of supply has kept upward pressure on prices and the proliferation of bidding wars, a proxy for closing prices that were higher than asking prices. Listing inventory continued to fall year over year, down 14.0% to 906, the second lowest level on record and the fourth consecutive decline. The market share of bidding wars was 51%, the fourth straight quarter of bidding wars that occurred in more than half of all sales. Sales fell annually by 11.4% to 1,530, the eleventh straight decline. As a result of listing inventory falling more than sales, the pace of the market remained fast but unchanged. Months of supply, the number of months to sell all listing inventory at the current sales rate, was 1.8 months, unchanged from the year-ago quarter and much faster than the first quarter decade average of 5.3 months.



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# **Single Family**

- All price trend indicators collectively increased annually for the fourth time
- Listing inventory declined from the year-ago quarter for the fourth time
- Sales fell year over year for the eleventh time, restrained by the chronic lack of listing inventory

# Condo

- All price trend indicators collectively increased annually for the sixteenth time
- Listing inventory declined year over year to a record low for the fourth consecutive quarter
- Sales fell year over year for the tenth time, restrained by the chronic lack of listing inventory

# Luxury

- Luxury price trend indicators collectively increased annually for the fourth time
- Luxury listing inventory declined annually for the fourth time to the second lowest on record
- The luxury entry price threshold rose year over year for the fourth straight quarter

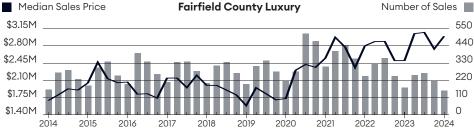
Top 5 Luxury Towns	Sales Share
Greenwich	34.4%
New Canaan	24.0%
Darien	21.4%
Westport	16.2%
Riverside	8.4%

# Greenwich

- Single family price trend indicators increased annually, remaining well above pre-pandemic levels
- Condo listing inventory fell sharply to the second-lowest level on record

Greenwich Sections	Sales Share
Cos Cob	18.8%
Greenwich	61.6%
Old Greenwich	13.4%
Riverside	6.3%

Single Family Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$1,091,729	1.0%	\$1,081,134	13.0%	\$966,514
Average Price Per Sq Ft	\$437	-0.5%	\$439	9.0%	\$40]
Median Sales Price	\$660,000	-5.7%	\$700,000	10.0%	\$600,000
Number of Sales (Closed)	1,082	-29.6%	1,538	-7.9%	1,175
Days on Market (From Last List Date)	68	47.8%	46	17.2%	58
Listing Discount (From Last List Price)	-0.9%		-1.0%		1.0%
Listing Inventory	714	5.5%	677	-7.2%	769
Months of Supply	2.0	53.8%	1.3	0.0%	2.0
Condo Matrix	Q1-2024	%∆ (qtr)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$490,437	-5.1%	\$516,584	2.1%	\$480,492
Average Price Per Sq Ft	\$358	0.8%	\$355	4.7%	\$342
Median Sales Price	\$375,000	-4.9%	\$394,500	7.7%	\$348,250
Number of Sales (Closed)	448	-24.6%	594	-18.8%	552
Days on Market (From Last List Date)	56	30.2%	43	14.3%	49
Listing Discount (From Last List Price)	-0.7%		-1.1%		-0.8%
Listing Inventory	192	-11.9%	218	-32.4%	284



Luxury Matrix (Top 10% of Sales)	Q1-2024	%∆ (qtr)	Q4-2023	%∆ (yr)	Q1-2023		
Average Sales Price	\$3,589,824	6.2%	\$3,379,964	14.9%	\$3,124,234		
Average Price Per Sq Ft	\$729	4.4%	\$698	9.3%	\$667		
Median Sales Price	\$2,997,500	9.5%	\$2,738,500	19.9%	\$2,500,500		
Number of Sales (Closed)	154	-28.0%	214	-11.0%	173		
Days on Market (From Last List Date)	99	33.8%	74	33.8%	74		
Listing Discount (From Last List Price)	-0.1%		1.3%		1.6%		
Listing Inventory	257	31.1%	196	-27.6%	355		
Months of Supply	5.0	85.2%	2.7	-19.4%	6.2		
Entry Price Threshold	\$1,840,000	-2.9%	\$1,895,000	14.1%	\$1,612,000		
This sub-category is the analysis of the top ten percent of all condo/townhouse & single family sales. The data is also contained within the other markets presented.							

Greenwich Single Family Matrix	Q1-2024	%∆ (qtr)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$3,687,417	16.6%	\$3,163,366	19.7%	\$3,080,904
Average Price Per Sq Ft	\$798	6.1%	\$752	22.0%	\$654
Median Sales Price	\$3,023,461	37.4%	\$2,200,000	20.9%	\$2,500,000
Number of Sales (Closed)	78	-29.7%	111	-10.3%	87
Days on Market (From Last List Date)	87	19.2%	73	-1.1%	88
Listing Discount (From Last List Price)	-3.3%		1.1%		3.0%
Listing Inventory	123	25.5%	98	-18.5%	151
Months of Supply	4.7	80.8%	2.6	-9.6%	5.2
Greenwich Condo Matrix	Q1-2024	%∆ (qtr)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$1,202,814	-9.5%	\$1,329,425	4.1%	\$1,155,052
Average Price Per Sq Ft	\$694	-0.6%	\$698	0.9%	\$688
Median Sales Price	\$820,000	-25.5%	\$1,100,000	-2.1%	\$837,500
Number of Sales (Closed)	35	12.9%	31	-27.1%	48
Days on Market (From Last List Date)	51	-33.8%	77	-28.2%	71
Listing Discount (From Last List Price)	-1.4%		0.3%		-0.9%
Listing Inventory	18	28.6%	14	-48.6%	35
Months of Supply	1.5	7.1%	1.4	-31.8%	2.2

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# Stamford

- Single family median sales price increased year over year for the fifteenth time
- Single family listing inventory fell annually for the fourth time
- Condo median sales price increased year over year for the eighth time
- Condo listing inventory fell to the lowest level on record

# Darien

- Single family price trend indicators rose sharply year over year
- Single family sales fell annually for the fourth time
- Condo average price per square foot surged as average sales size fell sharply
- Condo listing inventory fell to the third-lowest level on record

### **New Canaan**

- Single family median sales price increased year over year for the fourth time
- Single family listing inventory fell annually for the fourth time
- Condo price trend indicators increased year over year
- Condo listing inventory fell to the second-lowest level on record

### Westport

- Single family median sales price increased year over year for the fourth time
- Single family listing inventory fell annually for the fifth time

Stamford Single Family Matrix	Q1-2024	9( A (077)	04 2022	9( 1 (10)	Q1-2023
Average Sales Price	\$955,405	%∆ (qtr) -3.7%	Q4-2023	%∆ (yr) 4.9%	\$910,527
	\$933,403	-3.7%	\$992,239 \$351	-0.6%	\$341
Average Price Per Sq Ft Median Sales Price		-3.4%		-0.8%	\$805,000
Number of Sales (Closed)	\$838,000 88	-37.6%	\$810,000 141	-10.2%	
Days on Market (From Last List Date)	72	56.5%	46	44.0%	50
Listing Discount (From Last List Price)	-2.9%	50.5%	-0.8%	44.070	-0.5%
Listing Inventory	72	24.1%	-0.078	-13.3%	83
Stamford Condo Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$409,712	-9.3%	\$451,888	-3.7%	\$425,520
Average Price Per Sq Ft	\$340	-4.0%	\$354	3.3%	\$329
Median Sales Price	\$360,000	-15.4%	\$425,500	5.9%	\$340,000
Number of Sales (Closed)	111	-20.7%	140	-6.7%	119
Days on Market (From Last List Date)	51	30.8%	39	21.4%	42
Listing Discount (From Last List Price)	-0.5%	10.00/	-1.7%	00.00/	0.0%
Listing Inventory	44	-12.0%	50	-20.0%	55
Darien Single Family Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$2,319,864	2.3%	\$2,267,264	30.9%	\$1,772,208
Average Price Per Sq Ft	\$720	6.0%	\$679	11.1%	\$648
Median Sales Price	\$1,845,000	-11.1%	\$2,075,000	25.3%	\$1,472,500
Number of Sales (Closed)	22	-60.0%	55	-35.3%	34
Days on Market (From Last List Date)	69	50.0%	46	97.1%	35
Listing Discount (From Last List Price)	-1.2%		-2.2%		-0.8%
Listing Inventory	29	61.1%	18	-14.7%	34
Darien Condo Matrix	Q1-2024	$\Delta$ (QTR)	Q4-2023	$\Delta$ (yr)	Q1-2023
Average Sales Price	\$835,000	-40.0%	\$1,391,250	-34.5%	\$1,275,500
Average Price Per Sq Ft	\$658	22.5%	\$537	19.2%	\$552
Median Sales Price	\$820,000	-39.8%	\$1,362,500	-35.7%	\$1,275,500
Number of Sales (Closed)	3	-25.0%	4	50.0%	2
Days on Market (From Last List Date)	44	-10.2%	49	-29.0%	62
Listing Discount (From Last List Price)	-1.4%		1.3%		1.9%
Listing Inventory	1	N/A	0	-50.0%	2
New Canaan Single Family Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$2,426,844	1.1%	\$2,399,912	16.5%	\$2,082,952
Average Price Per Sq Ft	\$533	-4.0%	\$555	-6.7%	\$571
Median Sales Price	\$2,161,000	7.7%	\$2,007,000	27.5%	\$1,695,000
Number of Sales (Closed)	32	-28.9%	45	3.2%	31
Days on Market (From Last List Date)	107	87.7%	57	46.6%	73
Listing Discount (From Last List Price)	3.0%		0.1%		1.9%
Listing Inventory	46	21.1%	38	-22.0%	59
New Canaan Condo Matrix	Q1-2024	%∆ (qtr)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$1,206,264	-6.1%	\$1,284,962	12.6%	\$1,071,200
Average Price Per Sq Ft	\$662	-12.0%	\$752	22.1%	\$542
Median Sales Price	\$1,242,500	8.0%	\$1,150,000	8.0%	\$1,150,000
Number of Sales (Closed)	8	-38.5%	13	-38.5%	13
Days on Market (From Last List Date)	65	-57.2%	152	-48.0%	125
Listing Discount (From Last List Price)	-3.4%		-0.6%		1.2%
Listing Inventory	13	8.3%	12	-61.8%	34
Westport Single Family Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Average Sales Price	\$2,473,556	14.0%	\$2,170,004	14.0%	\$2,169,705
Average Price Per Sq Ft	\$661	0.8%	\$656	-1.5%	\$671
Median Sales Price	\$1,850,000	0.0%	\$1,850,000	13.8%	\$1,625,000
Number of Sales (Closed)	45	-34.8%	¢1,000,000 69	-15.1%	53
Days on Market (From Last List Date)	86	65.4%	52	17.8%	73
Days on Market (From Last List Date)		65.4%	-0.6%	17.8%	
Days on Market (From Last List Date) Listing Discount (From Last List Price) Listing Inventory	86 0.5% 57	65.4% 5.6%		-13.6%	73 1.8% 66

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#### Westport (continued)

- Condo price trend indicators and average sales size surged year over year
- Condo listing inventory fell annually for the fourth consecutive quarter

## Wilton

- Single family median sales price declined year over year for the first time in four quarters
- Single family listing inventory remained unchanged year over year
- Condo median sales price declined annually for the first time in eight quarters
- Condo listing inventory was absent from the market for the second time

# Ridgefield

- Single family median sales price declined year over year for the first time in five quarters
- Single family listing inventory fell to a record low
- Condo price trend indicators declined year over year
- Condo listing inventory fell annually for the fourth consecutive quarter

#### Fairfield

- Single family median sales price increased year over year for the fourth time
- Single family listing inventory rose to the third-lowest level on record
- Condo price trend indicators increased year over year
- Condo listing inventory declined annually for the fourth time

Westport Condo Matrix OI-2024 % (arr.) OI-2023 % (arr.) OI-2023 % (arr.) OI-2023   Average Seles Price \$1,448,88 -31,7% \$2,21,044 85,0% \$783,100   Average Seles Price \$1,495,000 3.1% \$1,450,000 76,9% \$845,000   Days on Market (iron Last Lis Date) 204 29,9% 157 343,5% 446   Listing Inventory 14 -12,5% 11 80,0% 1.8%   Vitton Single Family Matrix Q1-2024 %A (arr.) Q4-2029 %A (arr.) Q1-2023   Average Seles Price \$1,093,703 -11,6% \$1,221,276 -2.0% \$1,114,437   Average Seles Price \$1,093,703 -11,6% \$1,221,250 -5.2% \$26,4(70)   Average Seles Price \$1,016,017 Q4 2023 \$6,4(70) <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>						
Average Price Per Sq Pt \$555 -13.4% \$641 18.3% \$4469   Median Sales Price \$1,495,000 3.1% \$1,450,000 7.6.7% \$845,000   Number of Sales (Closed) 9 -18.2% 11 80.0% 5   Days on Market (From Last List Date) 0.14% 0.9% 1.8% 1.8%   Listing Discount (from Last List Price) 0.14% -12.5% 16 48.1% 0.27   Witton Single Family Matrix Q1-2024 \$84,(vn) Q1-2023 \$84,(vn) Q1-203 \$84,(vn)<	Westport Condo Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Median Sales Price \$1,495,000 3.1% \$1,450,000 76.9% \$845,000   Number of Sales (closed) 9 -18.2% 11 80.0% 5   Days on Market (from Last List Price) 0.1% 0.9% 1.8% 46   Listing Discount (from Last List Price) 0.1% 0.442023 96.4 (n) 0.12023   Average Seles Price \$1,093,703 -11.1.6% \$1,212,726 -2.0% \$1,116,437   Average Seles Price \$1,093,703 -11.1.6% \$1,212,726 -2.6% \$94,470   Number of Soles (closed) 42 0.0% 42 55.6% 27   Number of Soles (closed) 42 0.0% 42 55.6% 27   Average Seles Price \$75,33 27.7% \$587,500 -0.0% \$534,500   Average Seles Price \$75,33 27.7% \$587,500 -0.0% \$534,500   Average Seles Price \$75,33 27.7% \$587,500 -0.0% \$50,7500 -0.0% \$50,7500 -0.0% \$50,7500 -0.0%						
Number of Sales (Clossed) 9 -18.2% 11 80.0% 5   Days on Market (From Last List Date) 204 29.9% 157 343.5% 4.6   Listing Discount (from Last List Price) 0.1% 0.9% 1.8% 1.8%   Listing Inventory 14 -12.5% 16 -48.1% 201   Average Sales Price \$1,093,703 -11.6% \$1,237,276 -2.0% \$1,11,437   Average Price Per Sq Ft \$4408 3.6% \$334 12.4% \$3633   Median Sales Price \$15,000 -24.5% \$1,212,250 -5.2% \$974,700   Number of Sales (Closed) 42 0.0% 42 \$55.6% 227   Days on Market (From Last List Date) 67 78.1% 32 9.6% \$32.7%   Wilton Condo Matrix Q1-2024 %64 (arx) Q4-2023 %64 (rx) Q1-2023   Average Price Per Sq Ft \$422 2.7% \$411 8.2% \$3300   Number of Sales (Closed) 3 -70.0% 10						
Days on Market (From Last List Date) 204 29.9% 157 343.5% 46   Listing Discount (From Last List Price) 0.1% 0.9% 1.8%   Listing Inventory 14 -12.5% 16 -48.1% 27   Witton Single Family Matrix Q1-2024 %A (ant) Q4-2023 %A (w) Q1-2023 %A (w) Q1-2024 %A (w) Q1-2024 %A (w) Q1-2023				\$1,450,000		\$845,000
Listing Discount (inom Last List Price) 0.1% 0.9% 1.8%   Listing Inventory 14 -12.5% 16 -48.1% 27   Wilton Single Family Matrix Q1-2024 %A (am) Q4-2023 %A (w) Q1-2023   Average Soles Price \$1,093,703 -11.6% \$1,237,276 -2.0% \$1,116,473   Average Soles Price \$915,000 -24.5% \$1,212,250 -5.2% \$964,700   Number of Soles (Closed) 42 0.0% 42 55.6% 27   Days on Market (from Last List Price) -3.6% -3.7% -3.2% 52   Verage Soles Price \$750,333 27.7% \$587,600 40.4% \$534,500   Average Soles Price \$531,000 -9.6% \$587,500 -1.0% \$535,500   Number of Soles (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (from Last List Price) -16.5% \$2.7% \$2.0% 0.03%   Median Soles Price \$531,000 -9.6% \$102,5,000 1.0% \$536	Number of Sales (Closed)	9	-18.2%		80.0%	5
Listing Inventory 14 -12.5% 16 -48.1% 27   Witton Single Family Matrix Q1-2024 %Δ (ork) Q4-2023 %Δ (ork) Q1-2023   Average Soles Price \$1,093,703 -11.6% \$1,212,250 -5.2% \$9/64,700   Number of Sales Price \$915,000 -24.5% \$1,212,250 -5.2% \$9/64,700   Number of Sales (Clease) 42 0.0% 42 55.6% 27   Days on Market (From Last List Date) 57 78.1% -3.2% -3.2%   Witton Condo Matrix Q1-2024 %Δ (orr) Q4-2023 %Δ (rr) Q1-2023   Average Sales Price \$750,333 27.7% \$587,660 40.4% \$534,500   Average Price Price \$51,000 -9.6% \$587,500 1.0% \$536,500   Number of Sales (Cleased) 3 -70.0% 1.0 -2.5.0% 44   Days on Market (From Last List Date) 41 104.3% 23 -21.7% 60   Listing Discount (From Last List Date) 1102.2024	Days on Market (From Last List Date)	204	29.9%	157	343.5%	46
Wilton Single Family Matrix Q1-2024 %Δ (ark) Q4-2023 %Δ (ark) Q1-2023   Average Soles Price \$1,093,703 -11.6% \$1,237,276 -2.0% \$1,116,437   Average Price Pr Sq Ft \$408 3.6% \$394 12.4% \$383   Median Sales Price \$915,000 -24.5% \$1,212,250 -5.2% \$964,700   Number of Sales (Closed) 42 0.0% -3.7% -3.2% \$964,700   Withon Condo Matrix Q1-2024 %Δ (ark) Q4-2023 %Δ(rk) Q1-2023   Average Sales Price \$750,333 27.7% \$587,600 40.4% \$534,600   Average Price Pri Sq Ft \$4422 2.7% \$411 8.2% \$390   Median Sales Price \$51,000 -9.6% \$587,500 -1.0% \$456,500   Number of Sales (Closed) 3 -700% 10 -2.2% 0.40   Average Sales Price \$1015,622 -3.6% \$1,055,531 -7.0% \$1,091,711   Average Sales Price \$1015,622	Listing Discount (From Last List Price)	0.1%		0.9%		1.8%
Average Sales Price \$1,093,703 -11.6% \$1,237,276 -2.0% \$1,116,437   Average Price Per Sq Ft \$4008 3.6% \$334 12.4% \$\$363   Median Sales Price \$915,000 -24.5% \$1,212,250 -5.2% \$\$964,700   Number of Sales (Closed) 42 0.0% 42 55.5% 527   Days on Market (From Last List Price) -3.6% -3.7% -3.2%   Wilton Condo Matrix Q1-2024 %Δ (srri) Q4-2023 %Δ (rr) Q1-2023   Average Sales Price \$531,000 -9.6% \$587,500 -1.0% \$536,500   Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (from Last List Date) -16.5% \$1,055,511 -7.0% \$1,07,721   Average Sales Price \$1,015,622 -3.6% \$1,055,051 -7.0% \$1,071,721   Average Sales Price \$\$26,500 0.1% \$957,500 </td <td>Listing Inventory</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Listing Inventory					
Average Price Per Sq Ft \$408 3.6% \$394 12.4% \$363   Median Sales Price \$915,000 -24.5% \$1,212,250 -5.2% \$964,700   Number of Sales (Cosed) 42 0.0% 42 55.6% 27   Days on Market (From Last List Date) 57 78.1% 32 9.6% 52   Listing Discourt (From Last List Price) -3.6% -3.7% \$587,660 40.4% \$534,500   Average Sales Price \$750,333 27.7% \$587,600 40.4% \$534,500   Average Price Per Sq Ft \$422 2.7% \$411 8.2% \$350   Number of Sales (Cosed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discourt (From Last List Price) -16.9% -2.4% 60 1.025,624 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Sales Price \$31,015,622 -3.6% \$1,053,561 -7.0% \$1,091,721	Wilton Single Family Matrix	Q1-2024	$\Delta$ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Median Sales Price \$915,000 -24.5% \$1,212,250 -5.2% \$9.44,700   Number of Sales (Closed) 42 0.0% 42 55.6% 27   Days on Market (From Last List Date) 57 78.1% 32 9.6% 52   Listing Discount (From Last List Price) -3.6% -3.7% -3.2% 37.7% \$587,640 40.4% \$534,500   Average Sales Price \$750,333 27.7% \$587,640 40.4% \$534,500   Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (From Last List Date) -16.9% -2.4% -0.3% \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,017,212   Average Sales Price \$1,015,622 -3.6% \$1,025,000 Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (From Last List Date) 91 12.2.0% -0.4% \$363 -1.8.2%	Average Sales Price	\$1,093,703	-11.6%	\$1,237,276	-2.0%	\$1,116,437
Number of Sales (Closed) 42 0.0% 42 55.6% 27   Days on Market (From Last List Date) 57 78.1% 32 9.6% 52   Listing Discount (From Last List Price) -3.6% -3.7% -3.2%   Wilton Condo Matrix Q1-2024 %6.(arm) Q4-2023 %6.4(rm) Q1-2023   Average Sales Price \$750,333 27.7% \$587,660 40.4% \$534,500   Average Sales Price \$\$531,000 -9.6% \$\$587,500 -1.0% \$\$536,500   Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (From Last List Price) -16.5% -2.4% -0.3% \$1,091,721   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,021,021   Average Price Per Sq Ft \$426 15.8% \$368 24.2% \$343   Median Sales Price \$978,500 -1.6% \$1,025,000	Average Price Per Sq Ft	\$408	3.6%	\$394		\$363
Days on Market (From Last List Date) 57 78.1% 32 9.6% 52   Listing Discount (From Last List Price) -3.6% -3.7% -3.2%   Witton Condo Matrix Q1-2024 %4.(rit) Q4-2023 %4.(rit) Q1-2023   Average Sales Price \$750,333 27.7% \$\$587,660 40.4% \$\$390   Median Sales Price \$\$531,000 -9.6% \$\$587,500 -1.0% \$\$536,500   Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 600   Listing Discount (From Last List Price) -16.9% -2.4% -0.3% \$\$1,091,721   Average Sales Price \$\$1,015,622 -3.6% \$1,053,531 -7.0% \$1,021,021   Average Price Per Sq Pt \$4426 15.8% \$368 24.2% \$343   Median Sales Price \$975,500 -6.5% \$1,025,000 Number of Sales (Closed) 32 +48.4% 62 -31.9% 47	Median Sales Price	\$915,000	-24.5%	\$1,212,250	-5.2%	\$964,700
Listing Discount (From Last List Price) -3.6% -3.7% -3.2%   Wilton Condo Matrix Q1-2024 %Δ (arr) Q4-2023 %Δ (vr) Q1-2023   Average Sales Price \$750,333 27.7% \$587,660 40.4% \$534,500   Average Price Per Sq Ft \$422 2.7% \$411 8.2% \$390   Median Sales Price \$531,000 -9.6% \$587,500 -1.0% \$506,64   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (From Last List Price) -16.9% -2.4% -0.3% \$10,91,522 -3.6% \$1,053,531 -7.0% \$1,021,202   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31,9% 47   Days on Market (From Last List Price) -3.7% -2.2% 0.4% 67   Days on Market (From Last List Price) 3.7% -2.2% 0.4% 63 3.1,02% 57	Number of Sales (Closed)	42	0.0%	42	55.6%	27
Wilton Condo Matrix Q1-2024 %Δ (rtr) Q4-2023 %Δ (rtr) Q1-2023   Average Sales Price \$750,333 27.7% \$587,660 40.4% \$534,500   Average Price Per Sq Ft \$422 2.7% \$4111 8.2% \$3390   Median Sales Price \$531,000 -9.6% \$587,500 -1.0% \$536,500   Number of Sales (closed) 3 -70.0% 10 -25.0% 4   Days on Market (from Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (from Last List Price) -16.9% -2.4% -0.3% \$1,091,721   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Price Per Sq Ft \$426 15.8% \$3368 24.2% \$343   Median Sales Price \$120,0% 0.1% \$97,500 -6.5% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (from Last List Date) 91 122.0%	Days on Market (From Last List Date)	57	78.1%	32	9.6%	52
Average Sales Price \$750,333 27.7% \$\$87,660 40.4% \$\$534,500   Average Price Per Sq Ft \$422 2.7% \$411 8.2% \$330   Median Sales Price \$531,000 -9.4% \$\$87,500 -1.0% \$\$536,500   Number of Sales (closed) 3 -70.0% 10 -25.0% 4   Days on Market (from Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (from Last List Price) -16.5% -2.4% -0.3% \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Sales Price Per Sq Ft \$426 15.8% \$3368 24.2% \$\$433   Median Sales Price \$958,500 0.1% \$957,500 -6.5% \$1,025,000   Number of Sales (closed) 32 -48.4% 62 -3.7% -2.2% 0.4%   Ridgefield Condo Matrix Q1-2024 %A (arr) Q4-2023 %A (vr) Q1-2023   Average Sales Price S387,361 -12.7% \$443,611 <t< td=""><td>Listing Discount (From Last List Price)</td><td>-3.6%</td><td></td><td>-3.7%</td><td></td><td></td></t<>	Listing Discount (From Last List Price)	-3.6%		-3.7%		
Average Price Per Sq Ft \$422 2.7% \$411 8.2% \$390   Median Sales Price \$531,000 -9.6% \$587,500 -1.0% \$536,500   Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (From Last List Date) -16.9% -2.4% -0.3% Ridgefield Single Family Matrix Q1-2024 %A (arra) Q4-2023 %A (rv) Q1-2023   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (From Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (from Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (from Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (from Last List Date) 94 0.4% (arrs) Q	Wilton Condo Matrix	Q1-2024	%∆ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Median Sales Price \$531,000 -9.6% \$587,500 -1.0% \$536,500   Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (from Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (from Last List Price) -16.9% -2.4% -0.3%   Ridgefield Single Family Matrix Q1-2024 %Δ (arr.) Q4-2023 %Δ(r/.) Q1-2023   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Price Per Sq Ft \$424 15.8% \$388 24.2% \$\$43   Median Sales Price \$958,500 0.1% \$\$957,500 -6.5% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (from Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (from Last List Date) 91 122.0% 44.36.11 -13.3% \$446,545   Average Price Per Sq Ft \$323 -11.0% </td <td>Average Sales Price</td> <td>\$750,333</td> <td>27.7%</td> <td>\$587,660</td> <td>40.4%</td> <td>\$534,500</td>	Average Sales Price	\$750,333	27.7%	\$587,660	40.4%	\$534,500
Number of Sales (Closed) 3 -70.0% 10 -25.0% 4   Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (From Last List Price) -16.9% -2.4% -0.3%   Ridgefield Single Family Matrix Q1-2024 %Δ (arr.) Q4-2023 %Δ (rr.) Q1-2023   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Sales Price \$1,015,622 -3.6% \$1,053,551 -7.0% \$1,029,721   Average Sales Price \$1,015,622 -3.6% \$1,053,551 -7.0% \$1,029,00   Number of Sales (Closed) 32 -48.4% 62 -31.9% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% \$1,025,000   Number of Sales (Closed) 91 122.0% 41 59.6% 57   Listing Discount (From Last List Price) -3.7% -2.2% 0.4% Q1-2023   Average Sales Price \$387,361 -1.7% <t< td=""><td>Average Price Per Sq Ft</td><td>\$422</td><td>2.7%</td><td>\$411</td><td>8.2%</td><td>\$390</td></t<>	Average Price Per Sq Ft	\$422	2.7%	\$411	8.2%	\$390
Days on Market (From Last List Date) 47 104.3% 23 -21.7% 60   Listing Discount (from Last List Price) -16.9% -2.4% -0.3%   Ridgefield Single Family Matrix Q1-2024 %Δ (arr.) Q4-2023 %Δ (r.) Q1-2023   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Price Per Sq Ft \$426 15.8% \$368 24.2% \$343   Median Sales Price \$958,500 0.1% \$957,500 -6.5% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (from Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (from Last List Price) -3.7% -2.2% 0.4% 64   Average Sales Price \$387,361 -12.7% \$444,561 -13.3% \$446,545   Average Sales Price \$376,000 -9.6% \$376,000 -1.3.9% \$329   Median Sales Price \$340,000 -9.6% \$376	Median Sales Price	\$531,000	-9.6%	\$587,500	-1.0%	\$536,500
Listing Discount (From Last List Price) $-16.9\%$ $-2.4\%$ $-0.3\%$ Ridgefield Single Family MatrixQ1-2024% $\Delta$ (arr.)Q4-2023% $\Delta$ (r.)Q1-2023Average Sales Price\$1,015,622 $-3.6\%$ \$1,053,531 $-7.0\%$ \$1,091,721Average Price Per Sq Ft\$42615.8%\$36824.2%\$343Median Sales Price\$955,500 $0.1\%$ \$957,500 $-6.5\%$ \$1,025,000Number of Sales (Closed)32 $-48.4\%$ 62 $-31.9\%$ 47Days on Market (From Last List Date)91122.0%4159.6%57Listing Discount (From Last List Price) $-3.7\%$ $-2.2\%$ $0.4\%$ Ridgefield Condo MatrixQ1-2024% $\Delta$ (arr.)Q4-2023% $\Delta$ (r.)Q1-2023Average Sales Price\$387,361 $-12.7\%$ \$443,611 $-13.3\%$ \$446,545Average Price Per Sq Ft\$323 $-11.0\%$ \$443,611 $-13.9\%$ \$395,000Number of Sales Price\$340,000 $-9.6\%$ \$376,000 $-18.2\%$ 11Days on Market (From Last List Date)49145.0%20 $-9.3\%$ 54Listing Discount (From Last List Date)49145.0%20 $-9.3\%$ 54Listing Discount (From Last List Date)49145.0%11,012,92 $3.6\%$ (r.)Days on Market (From Last List Date)40(arr.)Q4-2023% $\Delta$ (r.)Q1-2023Average Sales Price\$11,012,927 $-4.6\%$ \$1,061,93215.2%\$879,197Averag	Number of Sales (Closed)	3	-70.0%	10	-25.0%	4
Ridgefield Single Family Matrix Q1-2024 %A (srik) Q4-2023 %A (rik) Q1-2023   Average Sales Price \$1,015,622 -3.6% \$1,053,531 -7.0% \$1,091,721   Average Price Per Sq Ft \$426 15.8% \$368 24.2% \$343   Median Sales Price \$958,500 0.1% \$957,500 -6.5% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (From Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (From Last List Price) -3.7% -2.2% 0.4%   Ridgefield Condo Matrix Q1-2023 %Δ (vrr) Q1-2023   Average Sales Price \$387,361 -12.7% \$443,611 -13.3% \$446,545   Average Price Per Sq Ft \$323 -11.0% \$333 -1.8% \$329   Median Sales Price \$340,000 -9.6% \$376,000 -13.9% \$446,545   Average Sales Price \$340,000 -9.6% \$376,000 -18.9%	Days on Market (From Last List Date)	47	104.3%	23	-21.7%	60
Average Sales Price\$1,015,622 $-3.6\%$ \$1,053,531 $-7.0\%$ \$1,091,721Average Price Pr Sq Ft\$42615.8%\$36824.2%\$343Median Sales Price\$958,5000.1%\$957,500 $-6.5\%$ \$1,025,000Number of Sales (closed)32 $-48.4\%$ 62 $-31.9\%$ 47Days on Market (from Last List Date)91122.0%4159.6%57Listing Discount (from Last List Price) $-3.7\%$ $-2.2\%$ $0.4\%$ Ridgefield Condo MatrixQ1-2024 $%\Delta$ (arr.)Q4-2023 $%\Delta$ (r.)Q1-2023Average Sales Price\$387,361 $-12.7\%$ \$443,611 $-13.3\%$ \$446,545Average Price Price Price\$340,000 $-9.6\%$ \$376,000 $-13.9\%$ \$395,000Number of Sales (closed)9 $0.0\%$ 9 $-18.2\%$ 111Days on Market (From Last List Date)49145.0%20 $-9.3\%$ 54Listing Discount (From Last List Price) $2.6\%$ $-1.7\%$ $-1.4\%$ Fairfield Single Family MatrixQ1-2024 $%\Delta$ (arr.)Q4-2023 $%\Delta$ (r.)Q1-2023Average Sales Price\$1,012,927 $-4.6\%$ \$1,061,93215.2%\$879,197Average Price Price Price Price Rise\$1,012,927 $-4.6\%$ \$1,061,93215.2%\$879,197Average Sales Price\$1,012,927 $-4.6\%$ \$1,024,923 $\%\Delta$ (r.)Q1-2023Average Rice Price Price Price\$81,2500 $0.9\%$ \$820,00013.6\%\$715,000<	Listing Discount (From Last List Price)	-16.9%		-2.4%		-0.3%
Average Price Per Sq Ft\$42615.8%\$36824.2%\$343Median Sales Price\$958,500 $0.1\%$ \$957,500-6.5%\$1,025,000Number of Sales (closed)32-48.4%62-31.9%47Days on Market (From Last List Date)91122.0%4159.6%57Listing Discount (From Last List Price)-3.7%-2.2% $0.4\%$ Ridgefield Condo MatrixQ1-2024 $\%\Delta$ (ark)Q4-2023 $\%\Delta$ (vk)Q1-2023Average Sales Price\$387,361-12.7%\$443,611-13.3%\$446,545Average Price Per Sq Ft\$323-11.0%\$363-1.8%\$329Median Sales Price\$340,000-9.6%\$376,000-13.9%\$395,000Number of Sales (closed)90.0%9-18.2%111Days on Market (From Last List Date)49145.0%20-9.3%54Listing Discount (From Last List Price)2.6%-1.7%-1.4%Fairfield Single Family MatrixQ1-2024 $\%\Delta$ (ark)Q4-2023 $\%\Delta$ (rk)Q1-2023Average Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$879,197Average Price Per Sq Ft\$451-5.3%\$4767.4%\$420Median Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$879,197Average Rrice Per Sq Ft\$451-5.3%\$4767.4%\$420Median Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$8715,000 <th>Ridgefield Single Family Matrix</th> <th>Q1-2024</th> <th><math>\Delta</math> (QTR)</th> <th>Q4-2023</th> <th><math>\Delta</math> (yr)</th> <th>Q1-2023</th>	Ridgefield Single Family Matrix	Q1-2024	$\Delta$ (QTR)	Q4-2023	$\Delta$ (yr)	Q1-2023
Median Sales Price \$958,500 0.1% \$957,500 -6.5% \$1,025,000   Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (From Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (From Last List Price) -3.7% -2.2% 0.4%   Ridgefield Condo Matrix Q1-2024 %Δ (orr.) Q4-2023 %Δ (vr.) Q1-2023   Average Sales Price \$387,361 -12.7% \$443,611 -13.3% \$446,545   Average Price Per Sq Ft \$323 -11.0% \$363 -1.8% \$329   Median Sales Price \$340,000 -9.6% \$376,000 -13.9% \$395,000   Number of Sales (Closed) 9 0.0% 9 -18.2% 111   Days on Market (from Last List Date) 49 145.0% 20 -9.3% 54   Listing Discount (From Last List Price) 2.6% -1.7% -1.4% fairfield Single Family Matrix Q1-2024 %A (orr.) Q4-2023 %A (vr.) Q1-2	Average Sales Price	\$1,015,622	-3.6%	\$1,053,531	-7.0%	\$1,091,721
Number of Sales (Closed) 32 -48.4% 62 -31.9% 47   Days on Market (From Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (From Last List Price) -3.7% -2.2% 0.4%   Ridgefield Condo Matrix Q1-2024 %∆ (arr.) Q4-2023 %∆ (rr.) Q1-2023   Average Sales Price \$387,361 -12.7% \$4443,611 -13.3% \$446,545   Average Price Per Sq Ft \$323 -11.0% \$363 -1.8% \$329   Median Sales Price \$340,000 -9.6% \$376,000 -13.9% \$395,000   Number of Sales (Closed) 9 0.0% 9 -18.2% 11   Days on Market (From Last List Date) 49 145.0% 20 -9.3% 54   Listing Discount (From Last List Price) 2.6% -1.7% -1.4% 61   Fairfield Single Family Matrix Q1-2024 %∆ (arr.) Q4-2023 %∆ (rr.) Q1-2023   Average Price Per Sq Ft \$4451 -5.3% \$476	Average Price Per Sq Ft	\$426	15.8%	\$368	24.2%	\$343
Days on Market (From Last List Date) 91 122.0% 41 59.6% 57   Listing Discount (From Last List Price) -3.7% -2.2% 0.4%   Ridgefield Condo Matrix Q1-2024 %Δ (oTR) Q4-2023 %Δ (vR) Q1-2023   Average Sales Price \$387,361 -12.7% \$443,611 -13.3% \$446,545   Average Price Per Sq Ft \$323 -11.0% \$363 -1.8% \$329   Median Sales Price \$340,000 -9.6% \$376,000 -13.9% \$395,000   Number of Sales (Closed) 9 0.0% 9 -18.2% 11   Days on Market (From Last List Date) 49 145.0% 20 -9.3% 54   Listing Discount (From Last List Date) 2.6% -1.7% -1.4% 61-2023   Average Sales Price \$1,012,927 -4.6% \$1,061,932 15.2% \$879,197   Average Price Per Sq Ft \$4451 -5.3% \$476 7.4% \$420   Median Sales Price \$81,012,927 -4.6% \$1,061,932	Median Sales Price	\$958,500	0.1%	\$957,500	-6.5%	\$1,025,000
Listing Discount (From Last List Price) $-3.7\%$ $-2.2\%$ $0.4\%$ Ridgefield Condo MatrixQ1-2024% $\Delta$ (arrs)Q4-2023% $\Delta$ (YR)Q1-2023Average Sales Price\$387,361 $-12.7\%$ \$443,611 $-13.3\%$ \$446,545Average Price Per Sq Ft\$323 $-11.0\%$ \$363 $-1.8\%$ \$329Median Sales Price\$340,000 $-9.6\%$ \$376,000 $-13.9\%$ \$395,000Number of Sales (Closed)9 $0.0\%$ 9 $-18.2\%$ 11Days on Market (From Last List Date)49145.0%20 $-9.3\%$ 54Listing Discount (From Last List Price) $2.6\%$ $-1.7\%$ $-1.4\%$ Fairfield Single Family MatrixQ1-2024% $\Delta$ (arrs)Q4-2023% $\Delta$ (YR)Q1-2023Average Sales Price\$1,012,927 $-4.6\%$ \$1,061,93215.2\%\$879,197Average Price Per Sq Ft\$451 $-5.3\%$ \$476 $7.4\%$ \$420Median Sales Price\$812,500 $-0.9\%$ \$820,00013.6\%\$715,000Number of Sales (Closed)84 $-34.9\%$ 129 $-18.4\%$ 103Days on Market (From Last List Price) $0.0\%$ $-0.3\%$ $1.0\%$ 60Listing Discount (From Last List Price) $0.0\%$ $-0.3\%$ $1.0\%$ \$339Median Sales Price\$841,000 $38.7\%$ \$666,217 $28.7\%$ \$653,478Average Sales Price\$799,500 $75.7\%$ \$455,000 $24.9\%$ \$640,000Number of Sales (Closed)12 $-60.0\%$ </td <td>Number of Sales (Closed)</td> <td>32</td> <td>-48.4%</td> <td>62</td> <td>-31.9%</td> <td>47</td>	Number of Sales (Closed)	32	-48.4%	62	-31.9%	47
Ridgefield Condo MatrixQ1-2024%Δ (σтк)Q4-2023%Δ (γк)Q1-2023Average Sales Price\$387,361-12.7%\$443,611-13.3%\$446,545Average Price Per Sq Ft\$323-11.0%\$363-1.8%\$329Median Sales Price\$340,000-9.6%\$376,000-13.9%\$395,000Number of Sales (Closed)90.0%9-18.2%11Days on Market (From Last List Date)49145.0%20-9.3%54Listing Discount (From Last List Price)2.6%-1.7%-1.4%Fairfield Single Family MatrixQ1-2024%Δ (σтк)Q4-2023%Δ (γк)Q1-2023Average Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$879,197Average Price Per Sq Ft\$451-5.3%\$4767.4%\$420Median Sales Price\$812,500-0.9%\$820,00013.6%\$715,000Number of Sales (Closed)84-34.9%129-18.4%103Days on Market (From Last List Date)6122.0%501.7%60Listing Discount (From Last List Price)0.0%-0.3%1.0%\$339Average Sales Price\$841,00038.7%\$666,21728.7%\$653,478Average Sales Price\$799,50075.7%\$455,00024.9%\$640,000Number of Sales (Closed)12-60.0%30-47.8%23Days on Market (From Last List Date)5762.9%3521.3%47 <td>Days on Market (From Last List Date)</td> <td>91</td> <td>122.0%</td> <td>41</td> <td>59.6%</td> <td>57</td>	Days on Market (From Last List Date)	91	122.0%	41	59.6%	57
Average Sales Price\$387,361-12.7%\$443,611-13.3%\$446,545Average Price Per Sq Ft\$323-11.0%\$363-1.8%\$329Median Sales Price\$340,000-9.6%\$376,000-13.9%\$395,000Number of Sales (Closed)90.0%9-18.2%11Days on Market (From Last List Date)49145.0%20-9.3%54Listing Discount (From Last List Price)2.6%-1.7%-1.4%Fairfield Single Family MatrixQ1-2024%∆ (arr.)Q4-2023%∆ (vr.)Q1-2023Average Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$879,197Average Price Per Sq Ft\$451-5.3%\$4767.4%\$420Median Sales Price\$812,500-0.9%\$820,00013.6%\$715,000Number of Sales (Closed)84-34.9%129-18.4%103Days on Market (From Last List Date)6122.0%501.7%60Listing Discount (From Last List Price)0.0%-0.3%1.0%Fairfield Condo MatrixQ1-2024%∆ (arr.)Q4-2023%∆ (vr.)Q1-2023Average Sales Price\$841,00038.7%\$606,21728.7%\$653,478\$339Average Sales Price\$799,50075.7%\$455,00024.9%\$640,000Number of Sales (Closed)12-60.0%30-47.8%23Days on Market (From Last List Date)5762.9%3521.3%47<	Listing Discount (From Last List Price)	-3.7%		-2.2%		0.4%
Average Price Per Sq Ft\$323-11.0%\$363-1.8%\$329Median Sales Price\$340,000-9.6%\$376,000-13.9%\$395,000Number of Sales (Closed)90.0%9-18.2%11Days on Market (From Last List Date)49145.0%20-9.3%54Listing Discount (From Last List Price)2.6%-1.7%-1.4%Fairfield Single Family MatrixQ1-2024%Δ (arr.)Q4-2023%Δ (rr.)Q1-2023Average Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$879,197Average Price Per Sq Ft\$451-5.3%\$4767.4%\$420Median Sales Price\$812,500-0.9%\$820,00013.6%\$715,000Number of Sales (Closed)84-34.9%129-18.4%103Days on Market (From Last List Date)6122.0%501.7%60Listing Discount (From Last List Price)0.0%-0.3%1.0%Fairfield Condo MatrixQ1-2024%Δ (arr.)Q4-2023%Δ (rr.)Q1-2023Average Sales Price\$841,00038.7%\$606,21728.7%\$653,478339Average Price Per Sq Ft\$4006.7%\$37518.0%\$339Median Sales Price\$799,50075.7%\$455,00024.9%\$640,000Number of Sales (Closed)12-60.0%30-47.8%23Days on Market (From Last List Date)5762.9%3521.3%47	Ridgefield Condo Matrix	Q1-2024	$\Delta$ (QTR)	Q4-2023	$\Delta$ (yr)	Q1-2023
Median Sales Price \$340,000 -9.6% \$376,000 -13.9% \$395,000   Number of Sales (Closed) 9 0.0% 9 -18.2% 11   Days on Market (From Last List Date) 49 145.0% 20 -9.3% 54   Listing Discount (From Last List Price) 2.6% -1.7% -1.4%   Fairfield Single Family Matrix Q1-2024 %Δ (srr.) Q4-2023 %Δ (vr.) Q1-2023   Average Sales Price \$1,012,927 -4.6% \$1,061,932 15.2% \$879,197   Average Price Per Sq Ft \$451 -5.3% \$476 7.4% \$420   Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0% \$339   Average Sales Price \$841,000 38.7% \$606,217 <t< td=""><td>Average Sales Price</td><td>\$387,361</td><td>-12.7%</td><td>\$443,611</td><td>-13.3%</td><td>\$446,545</td></t<>	Average Sales Price	\$387,361	-12.7%	\$443,611	-13.3%	\$446,545
Number of Sales (Closed) 9 0.0% 9 -18.2% 11   Days on Market (From Last List Date) 49 145.0% 20 -9.3% 54   Listing Discount (From Last List Price) 2.6% -1.7% -1.4%   Fairfield Single Family Matrix Q1-2024 %Δ (αтк) Q4-2023 %Δ (vr) Q1-2023   Average Sales Price \$1,012,927 -4.6% \$1,061,932 15.2% \$879,197   Average Price Per Sq Ft \$4451 -5.3% \$476 7.4% \$420   Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0% 453,478   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$4400 6.7% \$375	Average Price Per Sq Ft	\$323	-11.0%	\$363	-1.8%	\$329
Days on Market (From Last List Date) 49 145.0% 20 -9.3% 54   Listing Discount (From Last List Price) 2.6% -1.7% -1.4%   Fairfield Single Family Matrix Q1-2024 %Δ (GTR) Q4-2023 %Δ (YR) Q1-2023   Average Sales Price \$1,012,927 -4.6% \$1,061,932 15.2% \$879,197   Average Price Per Sq Ft \$451 -5.3% \$476 7.4% \$420   Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0% 103   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30	Median Sales Price	\$340,000	-9.6%	\$376,000	-13.9%	\$395,000
Listing Discount (From Last List Price) 2.6% -1.7% -1.4%   Fairfield Single Family Matrix Q1-2024 %Δ (αтк) Q4-2023 %Δ (γκ) Q1-2023   Average Sales Price \$1,012,927 -4.6% \$1,061,932 15.2% \$879,197   Average Price Per Sq Ft \$451 -5.3% \$476 7.4% \$420   Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Date) 0.0% -0.3% 1.0% 61 22.0% 50 1.7% 60   Listing Discount (From Last List Date) 0.0% -0.3% 1.0% 5339 4476 7.4% \$453,478   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339	Number of Sales (Closed)	9	0.0%	9	-18.2%	11
Fairfield Single Family MatrixQ1-2024%Δ (GTR)Q4-2023%Δ (YR)Q1-2023Average Sales Price\$1,012,927-4.6%\$1,061,93215.2%\$879,197Average Price Per Sq Ft\$451-5.3%\$4767.4%\$420Median Sales Price\$812,500-0.9%\$820,00013.6%\$715,000Number of Sales (Closed)84-34.9%129-18.4%103Days on Market (From Last List Date)6122.0%501.7%60Listing Discount (From Last List Price)0.0%-0.3%1.0%Fairfield Condo MatrixQ1-2024%Δ (GTR)Q4-2023%Δ (YR)Q1-2023Average Sales Price\$841,00038.7%\$606,21728.7%\$653,478Average Price Per Sq Ft\$4006.7%\$37518.0%\$339Median Sales Price\$799,50075.7%\$455,00024.9%\$640,000Number of Sales (Closed)12-60.0%30-47.8%23Days on Market (From Last List Date)5762.9%3521.3%47	Days on Market (From Last List Date)	49	145.0%	20	-9.3%	54
Average Sales Price \$1,012,927 -4.6% \$1,061,932 15.2% \$879,197   Average Price Per Sq Ft \$451 -5.3% \$476 7.4% \$420   Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0%   Fairfield Condo Matrix Q1-2024 %Δ (orr.) Q4-2023 %Δ (vr.) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35	Listing Discount (From Last List Price)	2.6%		-1.7%		-1.4%
Average Price Per Sq Ft \$451 -5.3% \$476 7.4% \$420   Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0%   Fairfield Condo Matrix Q1-2024 %Δ (GTR) Q4-2023 %Δ (YR) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Fairfield Single Family Matrix	Q1-2024	$\Delta$ (QTR)	Q4-2023	$\Delta$ (yr)	Q1-2023
Median Sales Price \$812,500 -0.9% \$820,000 13.6% \$715,000   Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0%   Fairfield Condo Matrix Q1-2024 %Δ (GTR) Q4-2023 %Δ (YR) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$4455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Average Sales Price	\$1,012,927	-4.6%	\$1,061,932	15.2%	\$879,197
Number of Sales (Closed) 84 -34.9% 129 -18.4% 103   Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0%   Fairfield Condo Matrix Q1-2024 %Δ (απ) Q4-2023 %Δ (γR) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$6640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Average Price Per Sq Ft	\$451	-5.3%	\$476	7.4%	\$420
Days on Market (From Last List Date) 61 22.0% 50 1.7% 60   Listing Discount (From Last List Price) 0.0% -0.3% 1.0%   Fairfield Condo Matrix Q1-2024 %Δ (αTR) Q4-2023 %Δ (γR) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Median Sales Price	\$812,500	-0.9%	\$820,000	13.6%	\$715,000
Listing Discount (From Last List Price) 0.0% -0.3% 1.0%   Fairfield Condo Matrix Q1-2024 %Δ (αтк) Q4-2023 %Δ (ук) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Number of Sales (Closed)	84	-34.9%	129	-18.4%	103
Fairfield Condo Matrix Q1-2024 %Δ (GTR) Q4-2023 %Δ (YR) Q1-2023   Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Days on Market (From Last List Date)	61	22.0%	50	1.7%	60
Average Sales Price \$841,000 38.7% \$606,217 28.7% \$653,478   Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Listing Discount (From Last List Price)	0.0%		-0.3%		1.0%
Average Price Per Sq Ft \$400 6.7% \$375 18.0% \$339   Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Fairfield Condo Matrix	Q1-2024	$\Delta$ (QTR)	Q4-2023	%∆ (yr)	Q1-2023
Median Sales Price \$799,500 75.7% \$455,000 24.9% \$640,000   Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Average Sales Price	\$841,000	38.7%	\$606,217	28.7%	\$653,478
Number of Sales (Closed) 12 -60.0% 30 -47.8% 23   Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Average Price Per Sq Ft	\$400	6.7%	\$375	18.0%	\$339
Days on Market (From Last List Date) 57 62.9% 35 21.3% 47	Median Sales Price	\$799,500	75.7%	\$455,000	24.9%	\$640,000
	Number of Sales (Closed)	12	-60.0%	30	-47.8%	23
Listing Discount (From Last List Price) 2.6% -2.2% -1.0%	Days on Market (From Last List Date)	57	62.9%	35	21.3%	47
	Listing Discount (From Last List Price)	2.6%		-2.2%		-1.0%

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com Methodology: millersamuel.com/research-reports/methodology Douglas Elliman Real Estate

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